



**Rathbone Place, London W1T**  
£2,150,000 Leasehold









## Description

Set on the first floor, with the perfect treelined vista, the apartment extends to a very well-proportioned 1078 sq ft of lateral living space and offers a large balcony that can be accessed from the reception room and both principal bedrooms.

All rooms offer views towards the Courtyard, and a large open plan style reception room offers a dual aspect and floor to ceilings windows. This room also leads on to good-sized study / 3rd bedroom. The principal bedroom suite has a large dressing area with full range of wardrobes and leads on a family sized en-suite bathroom. A further bedroom also features a range of built-in wardrobes, whilst a shower room and two separate storage cupboards are located off a welcoming hallway.

Benefitting 24 hour concierge, residents of Rathbone Square have access to beautiful gardens, a residents' lounge, wine storage & tasting room, screening room, gymnasium, swimming pool, sauna and steam rooms.

Moments from Oxford Street and located in the heart of London's West End, Rathbone Square is ideal for transport links in and around London with The City and West London being just 10 minutes away via the underground.

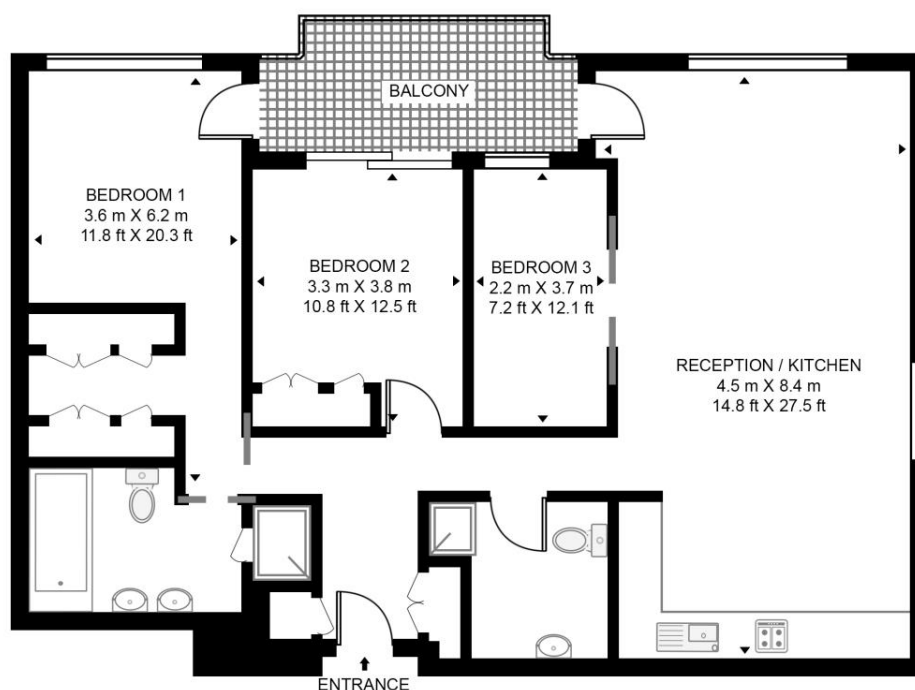
- 3 Bedroom apartment
- Large 3rd bedroom / study
- Good-sized balcony
- Views over the courtyard from principal room
- Courtyard Gardens
- 24hr concierge/Lift
- Residents lounge, wine storage & tasting room
- Gym, swimming pool and leisure facilities
- Ideally located for central London and a host world class colleges and universities
- Approx. 1078 sq ft / 100.2 sq m

# Floorplan

1,078 sq ft | 100 sq m

## RATHBONE SQUARE, RATHBONE PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1078 SQ.FT (100.2 SQ.M)



FIRST FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0203.974.1567 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)

Mayfair and Marylebone  
St George Street,  
London W1S 2FQ  
+44 207 399 5550  
[mayfair@jll.com](mailto:mayfair@jll.com)

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